

# Welcome to the Space and Missile Systems Center



Systems Acquisition  
Management Support Complex  
Industry Forum

*Los Angeles Air Force  
Base*



# INDUSTRY FORUM

Systems Acquisition Management and Support (SAMS) Complex

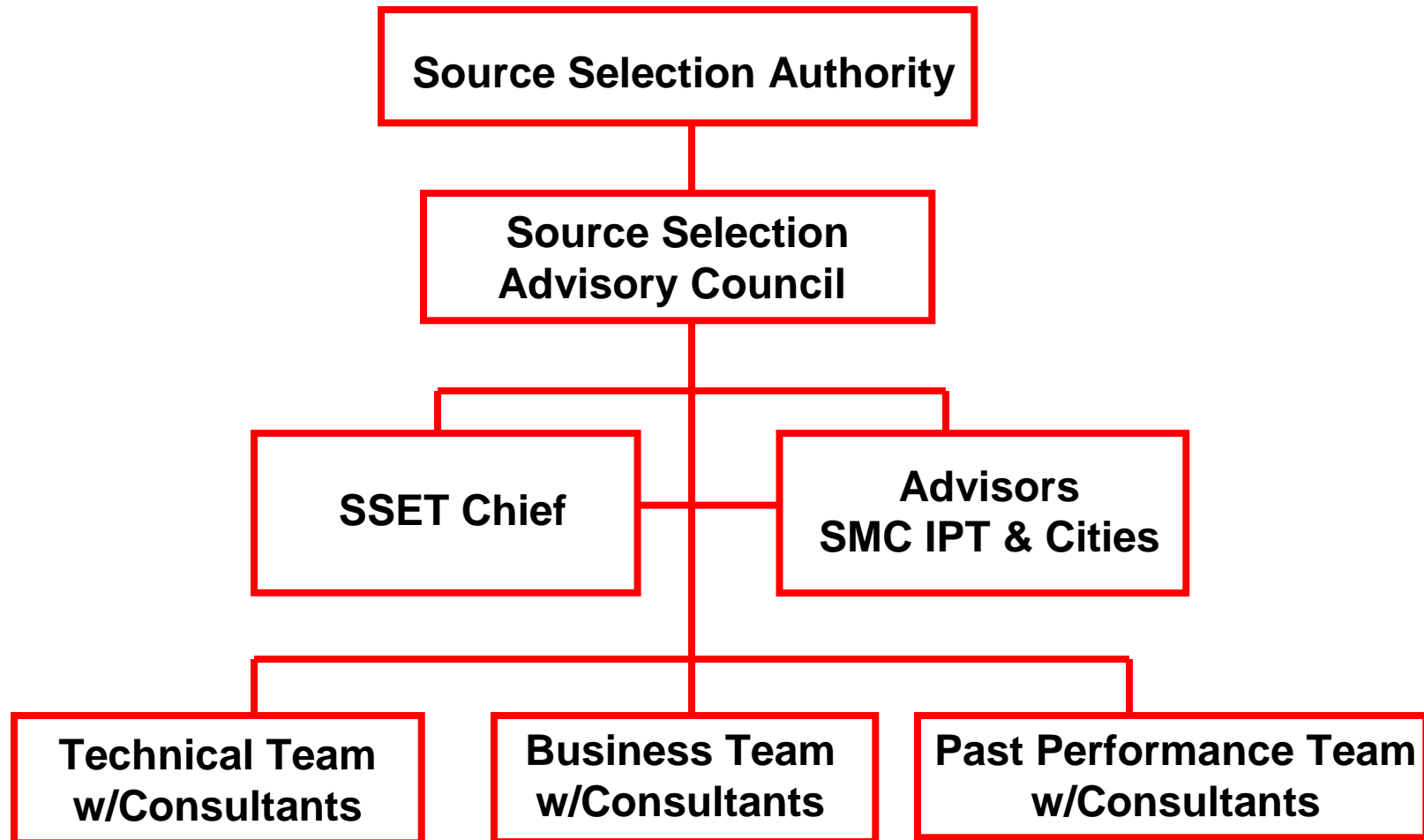


## Solicitation Overview



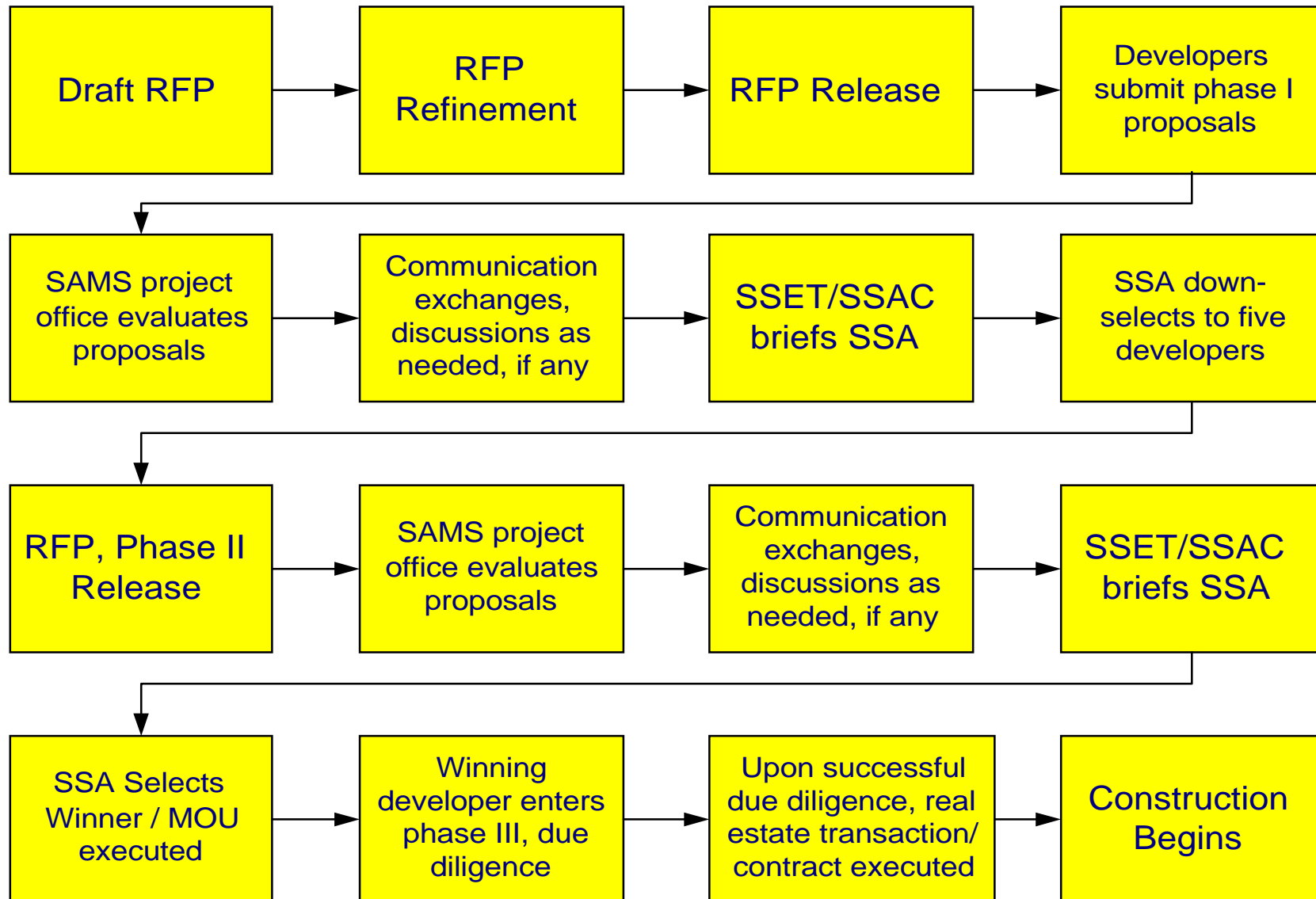


# Notional Source Selection Organization





# Notional SAMS Acquisition Process





# Evaluation Matrices – Phase I



PAST PERFORMANCE	COST PERFORMANCE	SCHEDULE	CUSTOMER ASSESSMENT	ACTIVITY/CITY RELATIONS
COMPLETED PROJECT	B/G/Y/R	B/G/Y/R	B/G/Y/R	B/G/Y/R
COMPLETED PROJECT	B/G/Y/R	B/G/Y/R	B/G/Y/R	B/G/Y/R

PRELIMINARY PROJECT CONCEPT	FINANCIAL STRATEGY	SITING & DESIGN APPROACH	SMC CORP. INTEGRITY	PROPOSAL RISK ASSESSMENT
COLOR RATING	B/G/Y/R	B/G/Y/R	B/G/Y/R	B/G/Y/R



## Evaluation Matrices– Phase II



<b>COST TO THE AIR FORCE</b>	<b>COMPLETE</b>	<b>REASONABLE</b>	<b>REALISTIC</b>
<b>PROPOSAL RISK</b>	<b>H/M/L</b>	<b>H/M/L</b>	<b>H/M/L</b>

<b>FINANCIAL STRATEGY</b>	<b>COMPLETE</b>	<b>REASONABLE</b>	<b>REALISTIC</b>
<b>PROPOSAL RISK</b>	<b>H/M/L</b>	<b>H/M/L</b>	<b>H/M/L</b>
<b>COLOR RATING</b>	<b>B/G/Y/R</b>	<b>B/G/Y/R</b>	<b>B/G/Y/R</b>





## Evaluation Matrices – Phase II cont'



FACILITY CAPABILITY	BUILDING SYSTEMS	FINISHES/ FURNISHINGS	FACILITY CAPABILITY CORE & SHELL	INTEGRATION W/AREA B
COLOR RATING	B/G/Y/R	B/G/Y/R	B/G/Y/R	B/G/Y/R
PROPOSAL RISK	H/M/L	H/M/L	H/M/L	H/M/L

PROJECT MANAGEMENT	AVAILABILITY, ALLOCATION & CONTROL OF MANPOWER	PROJECT EXECUTION PLAN
COLOR RATING	B/G/Y/R	B/G/Y/R
PROPOSAL RISK	H/M/L	H/M/L

- Past performance will be carried forward from Phase I and updated if necessary if additional information becomes available



# Doing Business With the Air Force



- **SAMS Project is NOT a typical AF deal**
  - NOT governed by Federal Acquisition Regulations
  - Required special legislation
- **What you can expect from us**
  - Sharing of all information germane to the project
  - Nondisclosure of proprietary information
  - Fair qualitative evaluation based on the rules contained in the RFP
  - Concern for our neighbors
- **Unique Practices – The government is a sovereign**
  - Equitable treatment of all offerors
  - Enforcement of rules – even playing field





# INDUSTRY FORUM

Systems Acquisition Management and Support (SAMS) Complex

AFMC





# AGENDA

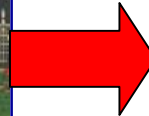


- ☒ **Welcome - Lt General Tattini & Cities**
- ☒ **Solicitation Overview - Colonel Thumser**
  - **Project Overview - Lt Col Bridgewater**
  - **Questions and Answers**
  - **Bus tour of Area A, Area B, and Lawndale Annex**
    - **1200 today at Club entrance**
  - **Open house at Sun Valley 0900-1200, 5 April 01**



# SAMS Complex Concept

AFMC



- **Exchange land for new facilities**
  - Eliminate life-safety deficiencies
  - Right size infrastructure
  - Reduce operating costs





# Enabling Legislation



- **P.L. 106-398, Defense Authorization Act for FY 2001, Sec. 2861:**
  - **Secretary of AF may sell any or all LA AFB properties with improvements, in exchange for the design and construction of one or more facilities for AF use**
  - **Secretary of AF may lease constructed facilities for a period not to exceed 10 years**
    - **If the value of the facility construction exceeds the value of the conveyed property**



# LAAFB: PROPERTIES (EXCL FT. MAC. HOUSING)

AFMC

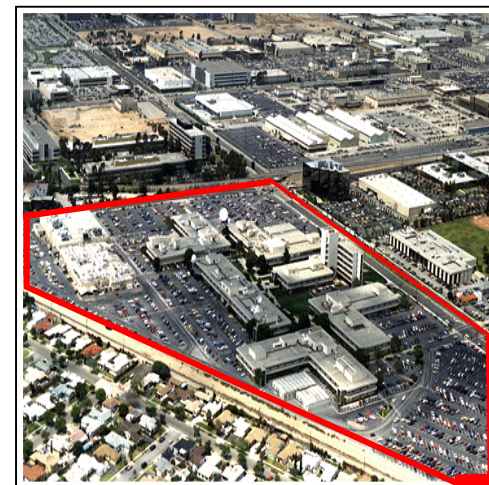


**Sun Valley**  
37.5 miles north of LA AFB  
(3.7 acres)



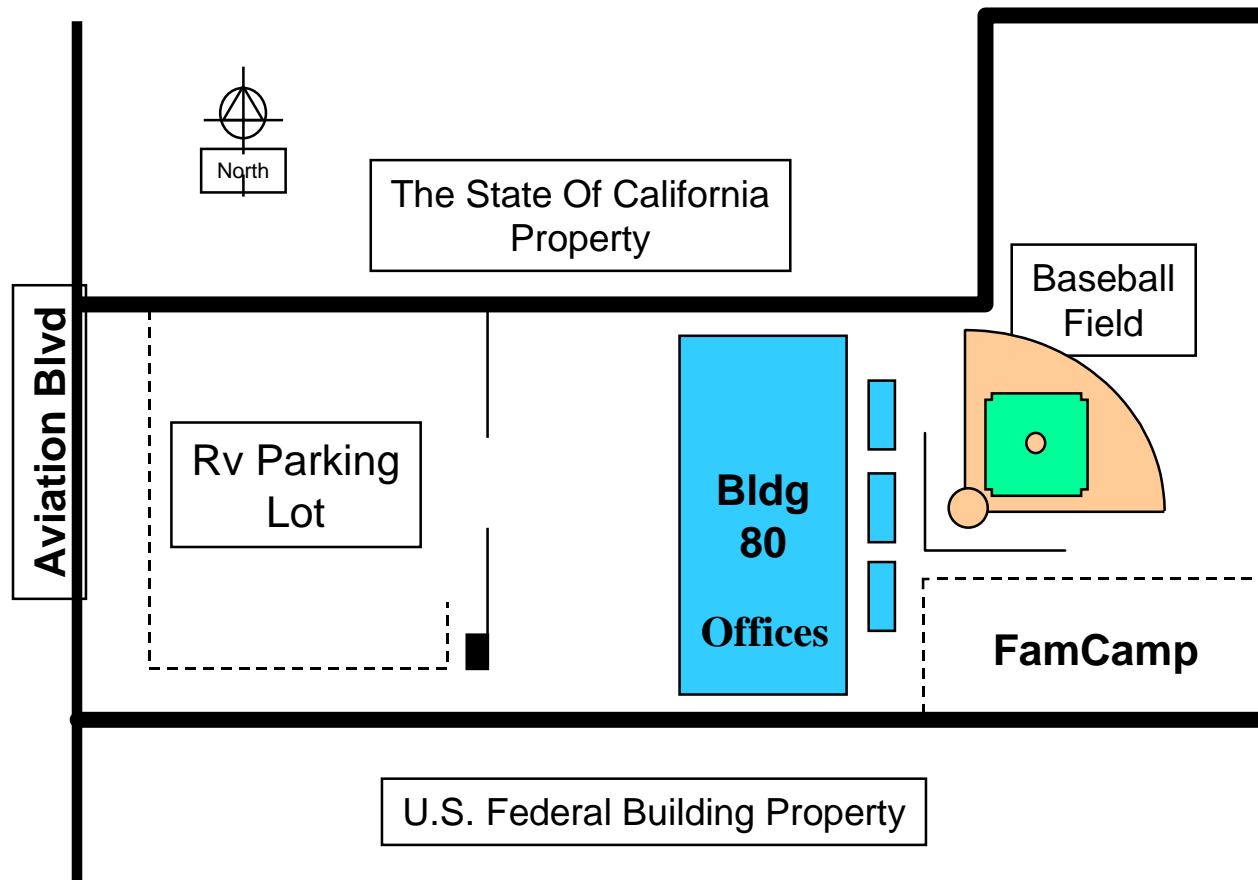
# Area A (CITY OF EL SEGUNDO)

AFMC





# Lawndale Annex (CITY OF HAWTHORNE)







# WHAT IS THE AIR FORCE LOOKING FOR?

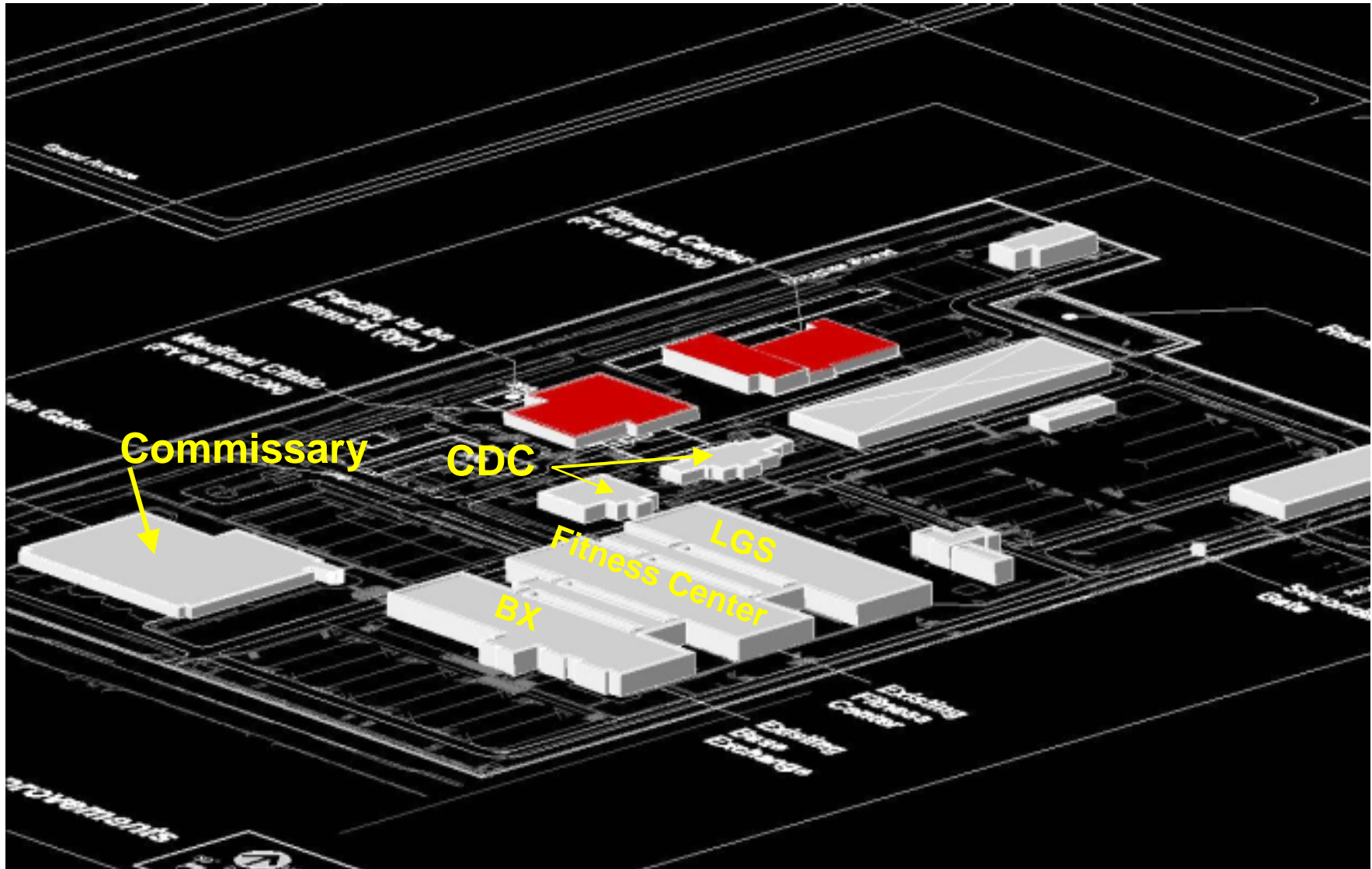


- **Absolute minimal USAF investment, best value project**
- **Developers or Development Teams with proven performance and sound financial standing**
- **Innovative outside the box thinking**
- **Strategies that balance the equity of the project**
- **As close to a turn-key solution as possible**



# Area B - Footprint Without SAMS w/Approved MILCON Construction

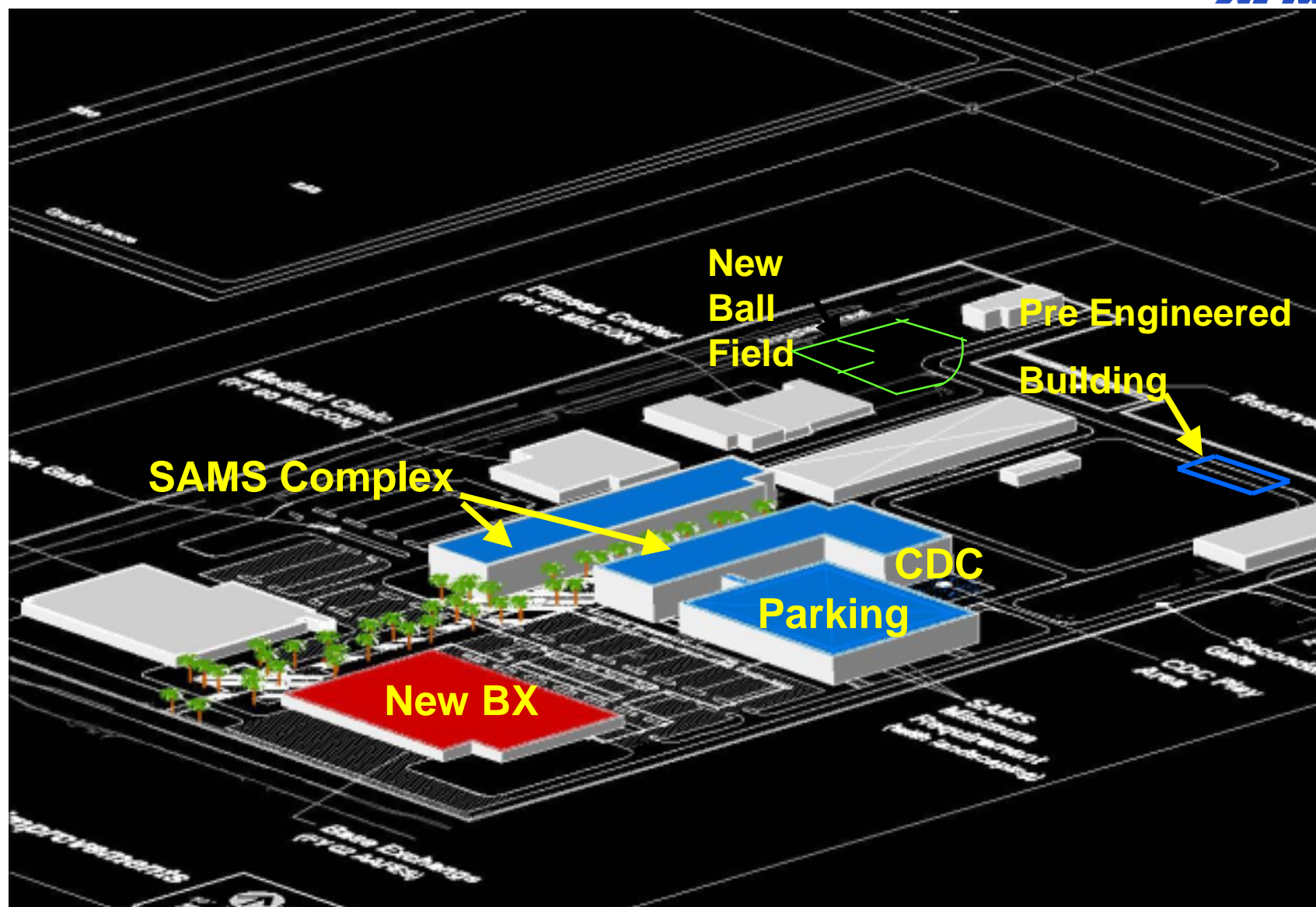
AFMC





# Area B - SAMS Complex (FY05) w/Completed Minimum Project

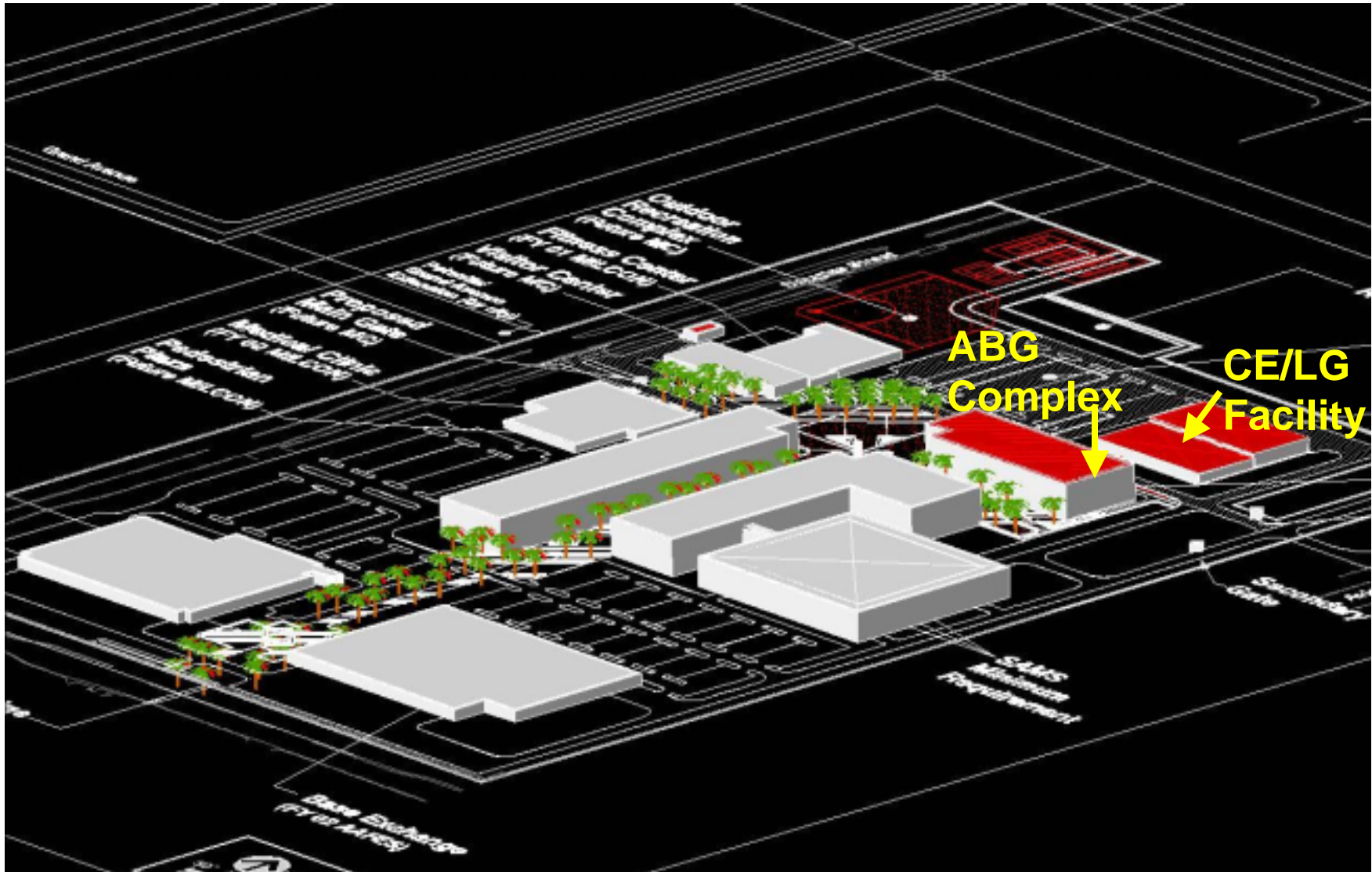
AFMC





# End State

AFMC





# Tentative Acquisition Timelines



<b>Issue Phase I solicitation</b>	<b>Late May 2001</b>
<b>Receive proposals</b>	<b>July 2001</b>
<b>Evaluate Phase I Proposals</b>	<b>Jul- Aug 2001</b>
<b>Phase I Decision Briefings</b>	<b>Sep 2001</b>
Phase II solicitation	Oct 2001
Receive proposals	Dec 2001
Evaluate Phase II Proposals	Jan - Feb 2002
Phase II Decision Briefings	Mar 2002
Initiate Phase III (with successful developer)	Apr 2002
Finalize Legal agreements	May 2002
Design/Construction start	Jun 2002





# Tentative Acquisition Timelines



Issue Phase I solicitation	Late May 2001
Receive proposals	July 2001
Evaluate Phase I Proposals	Jul- Aug 2001
Phase I Decision Briefings	Sep 2001
<b>Phase II solicitation</b>	<b>Oct 2001</b>
<b>Receive proposals</b>	<b>Dec 2001</b>
<b>Evaluate Phase II Proposals</b>	<b>Jan - Feb 2002</b>
<b>Phase II Decision Briefings</b>	<b>Mar 2002</b>
Initiate Phase III (with successful developer)	Apr 2002
Finalize Legal agreements	May 2002
Design/Construction start	Jun 2002



# Tentative Acquisition Timelines



Issue Phase I solicitation	Late May 2001
Receive proposals	July 2001
Evaluate Phase I Proposals	Jul- Aug 2001
Phase I Decision Briefings	Sep 2001
Phase II solicitation	Oct 2001
Receive proposals	Dec 2001
Evaluate Phase II Proposals	Jan - Feb 2002
Phase II Decision Briefings	Mar 2002
<b>Initiate Phase III (with successful developer)</b>	<b>Apr 2002</b>
<b>Finalize Legal agreements</b>	<b>May 2002</b>
<b>Design/Construction start</b>	<b>Jun 2002</b>





# Q&A Guidelines



- **Please focus on federal actions**
- **Incentives, zoning and fees for conveyed properties will be worked with the respective cities by the developer**
- **Can't discuss sensitive information such as government cost estimates appraised land value etc.**
- **Questions will be answered verbally today, if possible. All questions will be answered officially and posted on the website**



# Web Address



- **[www.losangeles.af.mil/Special\\_Interest/SAMS](http://www.losangeles.af.mil/Special_Interest/SAMS)**



# Questions/Comments

**AFMC**

